

# ORDINANCE C-80-01

## AN ORDINANCE FOR THE REZONING OF 56.5± ACRES LOCATED EAST OF SEEDS AND NORTH OF ZUBER ROADS FROM OLR TO PUD-I

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission recommended approval of the rezoning on October 23, 2001, with the stipulations that: 1. PUD Zoning Text be revised to prohibit outdoor storage on lots 1, 4 and 5; and 2. PUD Zoning Text be revised to prohibit self-storage use on property; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from OLR to PUD-I, as modified by the attached Zoning Text/Map and the stipulations set by Planning Commission:

Situated in the State of Ohio, County of Franklin, City of Grove City and being part of Virginia Military Survey 6115, and being 42.269 acres and 14.280 acres of land transferred to Phillippe F. Vandermoortele, *as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibits "A & B" attached hereto and made a part hereof.

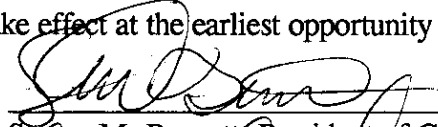
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

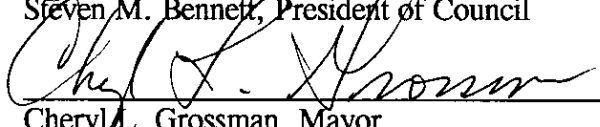
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 12-17-01  
Effective: 1-16-02

Attest:

I Certify that this ordinance  
is correct as to form.

  
Steven M. Bennett, President of Council

  
Cheryl L. Grossman, Mayor

  
Tami K. Kelly, CMC/AEE, Clerk of Council

  
Thomas Clark, Director of Law

  
Acting Dir. of Law

**McJUNKIN ENGINEERING, INC.**

*Civil-Environmental-Municipal  
Engineering and Surveying  
555 West Schrock Road, Suite E  
Westerville, Ohio 43081  
Ph.(614) 523-0044  
Fx.(614) 895-5650*

C-80-01  
EXHIBIT "A"

**DESCRIPTION OF 42.269 ACRES**

Situate in the State of Ohio, County of Franklin, City of Grove City, and being within Virginia Military Survey 6115, and being 42.269 acres of land transferred to Philippe Vandemoortele as the same is of record in Instrument # 199802170034307, Franklin County Recorder's Office, Franklin County, Ohio, said 42.269 acres being more particularly described as follows:

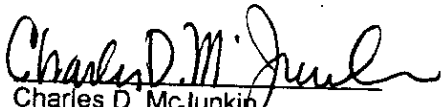
Beginning for reference at a Railroad Spike (found) located at the centerline of the intersection of Enterprise Parkway and Seeds Road; thence along the centerline of Seeds Road, S-06-06-00-W a distance of 310.06 feet to a Railroad Spike (found) being The True Place of Beginning;

Thence from said True Point of Beginning along the southerly line of Grove City Industrial Park of record in Plat Book 64, Page 97 at said recorder's Office, and along the southerly line of a 37.25 acre tract of land belonging to Services Development Corp., of record in OR 11996 C14 at said Recorder's Office, S-84-59-16-E (passing an iron pin (found) at 30.00 feet) a total distance of 2,647.36 feet to an iron pin (found), said pin being located in a westerly property line of a 101.699 acre tract of land belonging to Donald J. Rings of record in OR 1706 D18 at said Recorder's Office;

Thence partly along the westerly line of said 101.699 acre tract and the westerly line of a 50.63 acre tract belonging to Ralph A. Bausch of record in OR 14138 H04 at said Recorder's Office; S-05-08-26-W a distance of 692.24 feet to an iron pin found at the northeast corner of a 14.280 acre tract belonging to Philippe F. Vandemoortele of record at Instr. 19980217003430 at said Recorder's Office

Thence along the northerly line of said 14.280 acre tract N-85-03-16-W (passing an iron pin (found) at 2631.36 feet) a total distance of 2661.36 feet to a Railroad Spike (found) in the centerline of Seeds Road, also being the northwest corner of said 14.280 acre tract;

Thence along said centerline, N-06-17-38-E a distance of 695.30 feet to the True Point of Beginning, containing 42.269 acres of land, more or less, subject to all easements, restrictions and rights-of way (if any) of previous record.

  
Charles D. McJunkin  
Registered Surveyor  
Ohio # 5717



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Fx.(614) 895-5650*

C-80-01  
EXHIBIT "B"

**DESCRIPTION OF 14.280 ACRES**

Situate in the State of Ohio, County of Franklin, City of Grove City, and being within Virginia Military Survey 6115, and being 14.280 acres of land transferred to Philippe F. Vandemoortele as the same is of record in Instrument # 199802170034304, Franklin County Recorder's Office, Franklin County, Ohio, said 14.280 acres being part of a 56 acre tract conveyed to James A. Jahn by Certificate of Transfer of record in OR 2508 H14, at said Recorder's Office being more particularly described as follows:

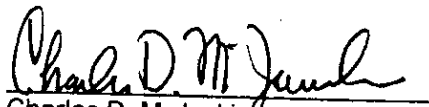
Beginning for reference at a Railroad Spike (found) located at the centerline of Seeds Road, being the southwest corner of Grove City Industrial Park, of record in Plat Book 64, Page 97 at said Recorder's Office and being the northwest corner of said 56 acre tract; thence along the centerline of Seeds Road, S-06-17-38-W a distance of 695.30 feet to a Railroad Spike (found), being a point in the west line of said 56 acre tract and being The True Place of Beginning;

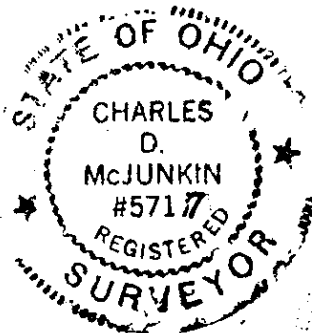
Thence from said True Point of Beginning, S-85-03-16-W, parallel to the southerly line of said 56 acre tract, a distance of 2661.36 feet to an iron pin in the easterly line of said 56 acre tract, being also the westerly line of a 50.63 acre tract belonging to Ralph A. Bausch of record in OR 14138 H04 at said Recorder's Office;

Thence along the easterly line of said 56 acre tract and the westerly line of Bausch's 50.63 acre tract S-05-08-26-w a distance of 233.52 feet to a post at the southeast corner of said 56 acre tract;

Thence along the southerly line of said 56 acre tract N-85-03-16-W a distance of 2666.07 feet to a Railroad Spike (passing an iron pin at 2636.07 feet) at the southwest corner of said 56 acre tract and in the centerline of Seeds Road;

Thence N-06-17-38-E along the west line of said 56 acre tract and along the centerline of Seeds Road a distance of 233.59 feet to the True Place of Beginning, containing 14.280 acres of land, more or less, subject to all easements, restrictions and rights-of way (if any) of previous record.

  
Charles D. McJunkin  
Registered Surveyor  
Ohio 5717



**SEEDS PARK**  
**CITY OF GROVE CITY, OHIO**  
**ZONING TEXT**  
**PUD-I**

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CITY OF GROVE CITY

The subject property (**PROPERTY**) consists of 56.549 acres of land located on the east side of Seeds Road, approximately 310 feet south of the centerline of Enterprise Parkway and further described on Exhibit A (Legal Description), and is currently zoned OLR under The City of Grove City's Zoning Code. Owners *Preliminary Development Plan* for the **PROPERTY** was approved by Grove City Council by Resolution 66-01, passed October 1, 2001.

The Rezoning Map for PUD-I rezoning, attached hereto, also depicts the proposed lot layout which follows and is consistent with the approved *Preliminary Development Plan*. Rearranging and combining of lots is permissible.

**PERMITTED USES**

The PUD-I **PROPERTY** may, by this text, contain uses allowed in districts with the following zoning classifications as defined in Grove City Code of Ordinances, City of Grove City, Ohio.

- a. **PSO** as described in Section 1135.09(b)(1); **Professional Services** and
- b. **OLR** as described in Section 1135.09(b)(1.5); **Office, Laboratory and Research** and
- c. **C-1** as described in Section 1135.09(b)(2); **Service Commercial** and
- d. **C-2** as described in Section 1135.09(b)(3); **Retail Commercial** and
- e. **SD-1** as described in Section 1135.09(b)(6); **Educational** and
- f. **SD-2** as described in Section 1135.09(b)(7); **Service** and
- g. **IND-I** as described in Section 1135.09(b)(10); **Light Industry** and
- h. **IND-2** as described in Section 1135.09(b)(11); **Heavy Industry**.

You Store It type facilities are prohibited in the Subdivision. Any outside storage associated with development of the several lots shall be landscaped and on hardstand surface, with no outside storage permitted on Lots 1, 4 and 5.

The comprehensive blend of permitted uses has been selected to encourage and provide a unique opportunity to combine uses in a given area that will compliment each other and provide a synergistic effect on the total development.

**APPROVAL BY CITY**

The above text has been reviewed and approved by The City of Grove City Administration, evidenced below by the signature of The City Administrator.

  
Richard L. Stage, City Administrator

10/31/01  
Date

# SEEDS PARK CITY OF GROVE CITY, OHIO ZONING TEXT PUD-1

The subject property (PROPERTY) consists of 56.549 acres of land located on the east side of Seeds Road, approximately 3.10 miles south of the intersection of Seeds Road and Jackson Township Road. The property is further described as Exhibit A (Legal Description), and is currently zoned OLR under The City of Grove City's Zoning Code. Owners Preliminary Development Plan for the PROPERTY was approved by Grove City Council by Resolution 68-01, passed October 1, 2001.

The Rezoning Map for PUD-1, attached hereto, also depicts the proposed lot layout which follows and is consistent with the approved Preliminary Development Plan.

## PERMITTED USES

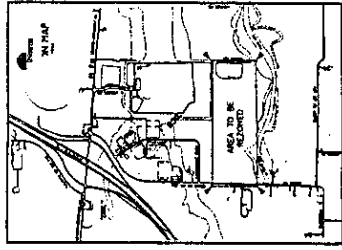
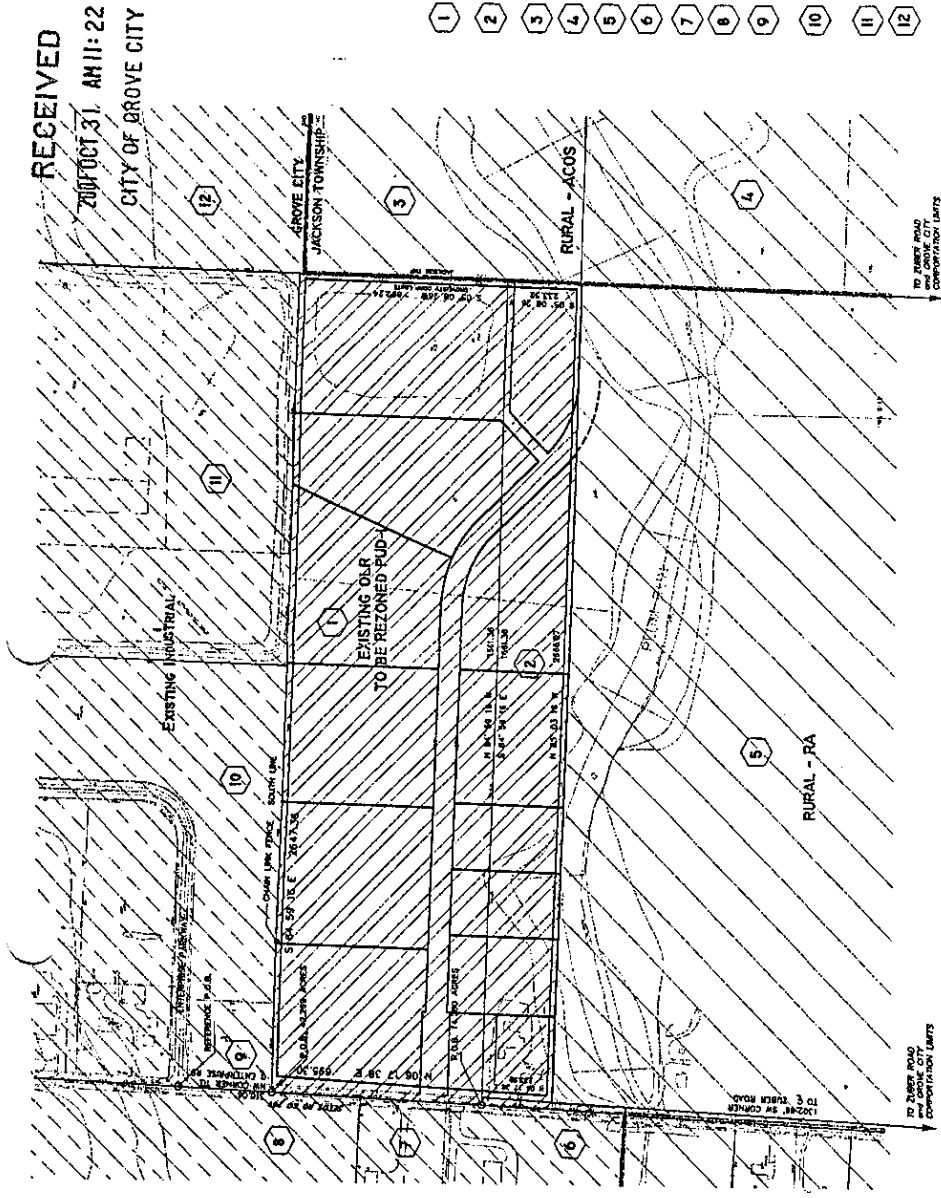
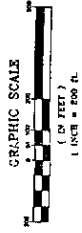
The PUD-1 PROPERTY may, by this text, contain uses allowed in districts with the following zoning classifications as defined in the City of Grove City Code of Ordinances, City of Grove City, Ohio:

- a. PSO as described in Section 1135.09(b)(1); Professional Services and
- b. OLR as described in Section 1135.09(b)(1.5); Office, Laboratory, Research and
- c. C-1 as described in Section 1135.09(b)(2); Service Commercial and
- d. C-2 as described in Section 1135.09(b)(3); Retail Commercial and
- e. SD-1(b)(6); Educational and
- f. SD-2 as described in Section 1135.09(b)(7); Service and
- g. IND-1 as described in Section 1135.09(b)(10); Light Industry and
- h. IND-2 as described in Section 1135.09(b)(11); Heavy Industry

You Store It type facilities are prohibited in the Subdivision. Any outside storage associated with development of the several lots shall be landscaped and on hardstand surface, with no outside storage permitted on Lots 1, 4 and 5.

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Proposed Existing	PUD-1 - PLANNED UNIT DEVELOPMENT INDUSTRIAL OLR - OFFICE LABORATORY RESEARCH	INDUSTRIAL
	RA ACOS	RURAL GROVE CITY RURAL JACKSON TWP.



LOCATION MAP  
NOT TO SCALE

ORDER NAME & TAX MAPING ADDRESS	DESCRIPTION	PARCEL No.
1. FINE LINE MANUFACTURING, INC. 220 WEST BROAD ST. DUBLIN, OH 43017	42.891 ACRES VACANT	040 007487
2. K. M. L. ASSOCIATES, INC. 220 WEST BROAD ST. DUBLIN, OH 43017	11.128 ACRES	040 007488
3. K. M. L. ASSOCIATES, INC. 220 WEST BROAD ST. DUBLIN, OH 43017	58.845 ACRES VACANT	100 000118
4. RAUP, F. BAUGHMAN 3819 JAMES RD. GROVE CITY, OH 43123	SHADE	180 000183
5. HELIN E. BAUGHMAN 6300 SEDOS RD. GROVE CITY, OH 43123	81.40 ACRES	180 000202
6. CONCORD ASSOCIATES GROVE CITY, OH 43123	10.04 ACRES	040 007488
7. ENG. L. & PATRICIA A. WILLS 6045 PATRICIA A. WILLS DR. GROVE CITY, OH 43123	5.007 ACRES	040 007509
8. KENNETH R. CAMPBELL JR. 4581 JAMES CT. WILSON, OH 45040	40.736 ACRES VACANT	040 004559
9. TROSPERLY MANUFACTURING, INC. 4231 ENTERPRISE PARKWAY GROVE CITY, OH 43123	2.090 ACRES	040 005811
10. TROSPERLY MANUFACTURING, INC. 4231 ENTERPRISE PARKWAY GROVE CITY, OH 43123	12.851 ACRES	040 006854
11. SERVICES DEVELOPMENT CORP. 142 DRY, RD. BOX 5431 AUSTIN, OH 44324	37.29 ACRES	040 004964
12. SPANGLER J. JAMES, JR. 4231 ENTERPRISE PARKWAY GROVE CITY, OH 43123	101.839 ACRES	040 008045

## - REZONING MAP -

### SEEDS PARK



Prepared by:  
McJUNKIN ENGINEERING, INC.  
Civil, Environmental, Municipal  
Engineering and Surveying  
855 West Belmont Rd., Suite 2  
(614) 833-8044 Fax (614) 895-3650



Charles E. McJunkin  
Registered Engineer  
Professional Surveyor  
Ohio #2717  
Ohio #1717

Prepared for:  
REAL ASSET GROUP INC.  
220 WEST BROAD ST.  
DUBLIN, OH 43017

Submitted for Review by:  
City of Grove City  
10/25/01

10/24/01  
REV. 10/25/01  
DRAWING DATE

# SEEDS PARK

CITY OF GROVE CITY, OHIO

## ZONING TEXT PUD-I

The subject property (PROPERTY) consists of 56.549 acres of land located on the east side of Seeds Road, approximately 310 feet south of the centerline of Enterprise Parkway and further described on Exhibit A (Legal Description), and is currently zoned OLR under The City of Grove City's Zoning Code. Owners Preliminary Development Plan for the PROPERTY was approved by Grove City Council by Resolution 66-01, passed October 1, 2001.

The Rezoning Map for PUD-I rezoning, attached hereto, also depicts the proposed lot layout which follows and is consistent with the approved Preliminary Development Plan.

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- b. OLR as described in Section 1135.09(b)(1.5); Office, Laboratory, Research and
- c. C-1 as described in Section 1135.09(b)(2); Service Commercial and
- d. C-2 as described in Section 1135.09(b)(3); Retail Commercial and
- e. SD-1 as described in Section 1135.09(b)(6); Educational and
- f. SD-2 as described in Section 1135.09(b)(7); Service and
- g. IND-1 as described in Section 1135.09(b)(10); Light Industry and
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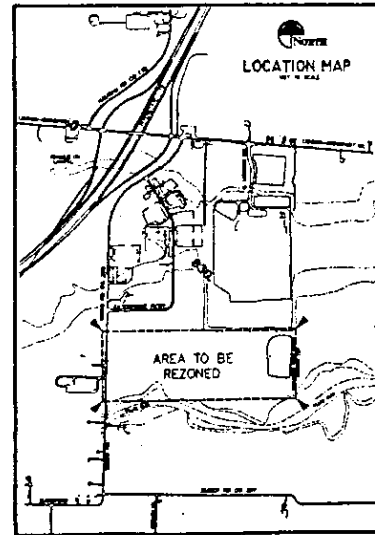
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INDUSTRIAL

PROPOSED PUD-I = PLANNED UNIT  
EXISTING OLR = OFFICE LABOR

RA RURAL C-1  
ACOS RURAL C-17

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GROVE CITY



LOCATION MAP  
NOT TO SCALE

OWNERS NAME & TAX MAILING ADDRESS	DESCRIPTION	PARCEL No
1 PHILIPPE VANDEMOORTELE % REAL ASSET GROUP, INC. 220 WEST BRIDGE ST DUBLIN, OH 43017	42.259 ACRES VACANT	040 007497
2 PHILIPPE F. VANDEMOORTELE % REAL ASSET GROUP, INC. 220 WEST BRIDGE ST DUBLIN, OH 43017	14.28 ACRES	040 07499
3 RALPH F. BAUSCH 2819 ZUBER RD GROVE CITY, OH 43123	50.825 ACRES VACANT	180 000119
4 RALPH F. BAUSCH 2819 ZUBER RD GROVE CITY, OH 43123	SAME	180 000163
5 HELEN E. HAUGHN 6588 SEEDS RD. GROVE CITY, OH 43123	81.40 ACRES	180 000202
6 CONCORD ASSOCIATES 6511 SEEDS RD. GROVE CITY, OH 43123	10.04 ACRES	040 007498
7 ERIC L & PATRICIA A. WALLS 4865 HELMBRIDGE CT. GROVE CITY, OH 43123	5.002 ACRES	040 007500
8 KENNETH R. CAMPBELL JR. 4564 MORRIS CT. MASON, OH 45040	40.706 ACRES VACANT	040 004959
9 TIGERPLY MANUFACTURING, INC. GROVE CITY INDUSTRIAL PARK 6321 ENTERPRISE PARKWAY GROVE CITY, OH 43123	2.010 ACRES	040 005811
10 TIGERPLY MANUFACTURING, INC. GROVE CITY INDUSTRIAL PARK 6321 ENTERPRISE PARKWAY GROVE CITY, OH 43123	12.383 ACRES	040 005654
11 SERVICES DEVELOPMENT CORP. TAX DEPT. P.O. BOX 5532 AKRON, OH 44334	37.25 ACRES	040 004984
12 DONALD J. RINGS, TRUSTEE 2800 LONDON GROVEPORT RD GROVE CITY, OH 43123	101.699 ACRES	040 008045

## - REZONING MAP -

### SEEDS PARK

PREPARED FOR  
REAL ASSET GROUP INC.  
220 WEST BRIDGE STREET  
DUBLIN, OHIO 43017

Approved For Submission

Mr. Steven G. Gentry Real Asset Group, Inc.

10/04/01  
DRAWING DATE

City of Grove City  
OK  
10/25/01

REV. 10/25/01